

NOT 84941-NS

THIS SPACE R

2009-007826
Klamath County, Oregon



00067279200900078260010015

06/05/2009 11:42:26 AM

Fee: \$21.00

After recording return to:

Renee M. Criss

4238 Bartlett Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Renee M. Criss

4238 Bartlett Avenue

Klamath Falls, OR 97603

Escrow No. MT84941-MS

Title No. 0084941

SWD

STATUTORY WARRANTY DEED

Harlan Robert Mayo, II and Mary Ella Mayo, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Renee M. Criss**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The East 95 feet of Lot 25, VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$129,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 2nd day of June, 09.

Harlan Robert Mayo, II

Mary Ella Mayo

State of Idaho)

County of Kootenai)

On this 2nd day of June, 2009 before me Cynthia M. Zepeda notary public in and for said State, personally appeared Harlan Robert Mayo, II and Mary Ella Mayo known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

Residing at:

Commission Expires:

5/12/14

Cynthia M. Zepeda
Notary Public
State of Idaho

21amt